

**City of Kerrville Planning & Zoning Commission Agenda**

**Thursday, August 3, 2006, 4:30 p.m.**

**City Hall City Council Chambers, 800 Junction Highway, Kerrville, TX**

The meeting place has wheelchair accessibility and available accessible parking spaces. Please call the City of Kerrville Planning Division at (830) 792-8354 forty-eight hours (48) before the meeting to request accommodations.

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| <b>1. <u>4:30 p.m. Call to Order</u></b>   | <u>Page</u> |
| Chairperson calls the meeting to order; roll call  |             |
| <b>2. <u>Visitor/Citizens' Forum</u></b>   |             |
| Any person with business not scheduled on the agenda is encouraged to briefly speak their ideas to the Commission. Please fill out the SPEAKER REQUEST FORM and give it to the Commission's Secretary prior to the meeting. (No formal action can be taken on these items as the Open Meetings Act requires formal action items be posted on an agenda no later than 72 hours before the meeting. If formal action is required, the items will be placed on an agenda for a future meeting.) |             |
| <b>3. <u>Approve the minutes from the meeting July 6, 2006.</u></b>  | 2           |
| <b>4. <u>Staff Reports</u></b>   | 6           |
| 4A. Future Agenda Items. Applicant: Director of Development Services/City Planner.   |             |
| 4B. Project Status Report. Applicant: Director of Development Services/City Planner.   |             |
| 4C. Announcements.   |             |
| <b>5. <u>Adjourn</u></b>   |             |
| - The next scheduled meeting is Thursday, August 17, 2006.   |             |

**BUSINESS OF THE PLANNING AND ZONING COMMISSION  
CITY OF KERRVILLE, TEXAS**

**AGENDA ITEM:** 3 **FOR AGENDA OF:** August 3, 2006

**DESCRIPTION:** Approval of the minutes from the meeting of July 6, 2006.

**APPLICANT(S):** Planning and Zoning Commission Secretary

**ATTACHMENT(S):** Minutes

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The Commission's Secretary recommends approval of the proposed minutes.

**PRE-MEETING:**

On July 6, 2006 the Kerrville Planning and Zoning Commission pre-meeting was called to order at 4:23 p.m. in the City Hall Council Chambers, 800 Junction Highway.

**MEMBERS PRESENT:**

Mack Hamilton, Chairperson  
George Hager, Vice-Chairperson  
Jim Kessler, Commissioner  
Bruce Motheral, Commissioner  
Andy Phillips, Commissioner  
Carl Meek, Ex-Officio City Councilperson  
Paul Hofmann, Ex-Officio City Manager

**MEMBERS ABSENT:**

None

**STAFF PRESENT:**

Paul Menzies, Director of Development Services/City Planner  
Trina Ramirez, Planning and Zoning Commission Secretary

**DISCUSSION OF AGENDA ITEMS FOR THE REGULAR MEETING:**

The Commissioners and City Planner discussed the items on the agenda.

The pre-meeting adjourned at 4:38 p.m. No action was taken.

**1. CALL TO ORDER:**

On July 6, 2006, the Kerrville Planning and Zoning Commission regular meeting was called to order at 4:39 p.m. in the City Hall Council Chambers, 800 Junction Highway.

**2. VISITOR/CITIZENS FORUM:**

No person spoke.

**3. CONSENT AGENDA:**

**3A. Approval of the minutes from the meeting of June 15, 2006.**

Cmr. Phillips moved for approval of the consent agenda, subject to minor correction in the minutes; motion was seconded by Cmr. Motheral and passed 5-0.

**4. Public Hearings**

**4A. Replat: Twin Springs Ranch II, Lot 23** - Request to divide one (1) lot into two (2) lots for residential development on 52.8+ acres located at 220 Carefree Trail. Not zoned (ETJ). Applicant: Voelkel Engineering and Surveying c/o Scott Thompson. (File #2006-14).

Cmr. Hamilton opened the public hearing at 4:41 p.m. No person spoke. Cmr. Hamilton closed the public hearing at 4:42 p.m.

After questioning from the Commission, applicant Lee Voelkel discussed adding a language on the plat noting a common driveway access easement.

Cmr. Kessler moved for approval of the re-plat, subject to the addition of the plat note; motion was seconded by Cmr. Phillips and passed 5-0.

**4B.Replat: Twin Springs Ranch II, Lot 25** - Request to divide one (1) lot into four (4) lots for residential development on 103.0+ acres located at the southwest corner of Carefree Trail and Twin Springs Road. Not zoned (ETJ). Applicant: Voelkel Engineering and surveying c/o W.E. Burgess. (File #2006-17).

Cmr. Hamilton opened the public hearing at 4:44 p.m. No person spoke. Cmr. Hamilton closed the public hearing at 4:46 p.m.

After questioning from the Commission, applicant Lee Voelkel discussed the concern of the remainder tract that has no access to public roads or right of ways; he stated that remainder tract was previously taken out of Twin Springs and re-plated into Creekwood V. He agreed to make a note on the plat as such.

Cmr. Motheral moved for approval of the re-plat, subject to the addition of the plat note; motion was seconded by Cmr. Kessler and passed 5-0.

**4C. Annexation (Airport Area)** - Consideration of a recommendation to the City Council on the zoning designation of a tract proposed for annexation into the Kerrville City limits; said tract being 133+ acres and generally located adjacent to the existing City limits and adjacent to the Kerrville/Kerr County Airport. Applicant: City of Kerrville and Kerr County.

Cmr. Hamilton opened the public hearing at 4:49 p.m. No person spoke. Cmr. Hamilton closed the public hearing at 4:50 p.m.

Cmr. Phillips moved to recommend to the City Council a zoning designation of "AD" (Airport District); motion was seconded by Cmr. Hager and passed 5-0.

## **5. Presentation and Public Hearings**

**5A. Concept Plan: Keystone Subdivision** - Proposed residential and commercial development on 248+ acres generally located adjacent to the existing City limits and between Interstate 10 and Holdsworth Drive. Applicant: Matkin-Hoover Engineering c/o Andy Phillips. (File #2006-20).

Cmr. Phillips excused himself from the Commission during this item due to a conflict of interest with Keystone Subdivision. Cmr. Phillips previously filed the proper form with the City.

The Commission and the applicants representative, Ken Kolocny of Matkin-Hoover Engineering, discussed proposed utilities, land uses, lot sizes, and street extensions.

No action by the Commission was taken or was required.

**5B. Annexation Request (Keystone, Phase2)** - Consideration of a recommendation to the City Council on the zoning designation of a tract proposed for annexation into the Kerrville City limits; said tract being 18.4+ acres and generally located adjacent to the existing City limits between the current termination point of Victory Lane and the future Holdsworth Drive. Applicant: Andy Phillips c/o Phoenix Summit Ltd. (File #2006-13).

Cmr. Hamilton opened the public hearing at 5:02 p.m. No person spoke. Cmr. Hamilton closed the public hearing at 5:03 p.m.

**5C. Annexation Request (Keystone, Phase3)** - Consideration of a recommendation to the City Council on the zoning designation of a tract proposed for annexation into the Kerrville City limits; said tract being 10.6+ acres and generally located adjacent to the existing City limits between the current termination points of Yorktown Boulevard and Edinburg Drive. Applicant: Andy Phillips c/o Phoenix Summit Ltd. (File #2006-16).

Cmr. Hamilton opened the public hearing at 5:04 p.m. No person spoke. Cmr. Hamilton closed the public hearing at 5:05 p.m.

Cmr. Hager moved to recommend to the City Council approval of the annexation request for agenda items 4D and 4E with the zoning designation of a "RC" (Residential Cluster); motion was seconded by Cmr. Kessler and passed 4-0.

### **Action Items**

**5D. Preliminary Plat: Keystone, Phase 2** - Request for thirty-nine (39) lots for single-family residential development on 10.0+ acres located along and south of a proposed extension of Victory Lane. Not zoned (ETJ). Applicant: Matkin-Hoover Engineering c/o Andy Phillips (File #2006-13)

Cmr. Motheral moved for approval of the preliminary plat as submitted; motion was seconded by Cmr. Kessler and passed 4-0.

**5E. Preliminary Plat: Keystone, Phase 3** – Request for forty-two (42) lots for duplex residential development on 10.6+ acres located along and west of a proposed extension of Yorktown Boulevard. Not Zoned (ETJ). Applicant: Matkin-Hoover Engineering c/o Andy Phillips. (File #2006-16).

After questions from Commission, applicant Ken Kolacny discussed the emergency access gate.

Cmr. Hager moved for approval of the preliminary plat as submitted; motion was seconded by Cmr. Motheral and passed 4-0.

Cmr. Phillips returned to the Commission at 5:19 p.m. subsequent to the votes on items regarding Keystone.

### **6. Staff Report**

**6A. Future agenda items. Applicant: Director of Development Services/City Planner.**

Mr. Menzies discussed the items that may be on future agendas.

**6B. Project Status Report. Applicant: Director of Development Services/City Planner.**  
Mr. Menzies discussed the status of projects previously considered by the Commission.

**6C. Announcements: None**

**7. Adjournment** The next regularly scheduled meeting is July 20, 2006.

The meeting adjourned at 5:21 p.m.

**8. Texas Open Meetings Act Training**

After the meeting adjourned, the Commission received the appropriate training required by Statute related to the Texas Open Meetings Act.

ATTEST:

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Mack Hamilton, Chairperson

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Trina Ramirez, Recording Secretary

**BUSINESS OF THE PLANNING AND ZONING COMMISSION  
CITY OF KERRVILLE, TEXAS**

**AGENDA ITEM:** 4A **FOR AGENDA OF:** August 3, 2006  
**APPLICANT (S):** Kerrville Planning Division  
**DESCRIPTION:** Items for Future Review List  
**CASE TYPE:** Information

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**SUMMARY STATEMENT – FINDINGS OF FACT**

This list shows submitted projects that require Commission approval or recommendation.

<b>Project Name</b>	<b>Type</b>	<b>Tentative P&amp;Z Date</b>
Subdivision Ordinance Revisions	Ordinance Amendment/recommendation to City Council	September 2006
Kerrville Country Estates, Tract 33	Replat 1 lot into 2 lots	TBA
Keystone 1	Replat	TBA

**BUSINESS OF THE PLANNING AND ZONING COMMISSION  
CITY OF KERRVILLE, TEXAS**

**AGENDA ITEM:** 4B **FOR AGENDA OF:** August 3, 2006  
**APPLICANT (S):** Kerrville Planning Division  
**DESCRIPTION:** Past Projects List  
**CASE TYPE:** Information

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**SUMMARY STATEMENT – FINDINGS OF FACT**

This list shows the status of projects previously considered by the Commission.

Project	P&Z Date	Status
Annexation: Airport Area	7/6/2006	<ul style="list-style-type: none"><li>• 7/11/2006 – Public hearing at Council.</li><li>• 7/25/2006 – Public hearing at Council.</li><li>• 8/22/2006 – 1<sup>st</sup> ordinance reading scheduled.</li><li>• 9/12/2006 – 2<sup>nd</sup> ordinance reading scheduled.</li></ul>
Annexation: Keystone 2	7/6/2006	<ul style="list-style-type: none"><li>• 7/11/2006 – Public hearing at Council.</li><li>• 7/25/2006 – Public hearing at Council.</li><li>• 8/22/2006 – 1<sup>st</sup> ordinance reading scheduled.</li><li>• 9/12/2006 – 2<sup>nd</sup> ordinance reading scheduled.</li></ul>
Annexation: Keystone 3	7/6/2006	<ul style="list-style-type: none"><li>• 7/11/2006 – Public hearing at Council.</li><li>• 7/25/2006 – Public hearing at Council.</li><li>• 8/22/2006 – 1<sup>st</sup> ordinance reading scheduled.</li><li>• 9/12/2006 – 2<sup>nd</sup> ordinance reading scheduled.</li></ul>